

THE GUILD
PROPERTY
PROFESSIONALS

2021
WALES
SALES
GOLD WINNER

Peter Morgan Sales
Lettings & Financial

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The Telegraph



1 Woodmill, Neath, Neath Port Talbot. SA10 7PX

£350,000



Main Features

- Beautiful Detached Home
- Four Double Bedrooms
- Immaculately Presented Throughout
- EPC - C
- Freehold
- Garage & Off Road Parking
- South Facing Private Rear Garden
- Gas Fired Heating
- uPVC Double Glazed Window
- Need A Mortgage? We Can Help!

General Information

This immaculately presented, detached property really is the perfect family home! Located in a quiet cul-de-sac in a popular location within walking distance of Neath College, Waunceirch Primary School and Dwr Y Felin Comprehensive School also having easy access to the A465 and M4 corridor. Internally this property benefits from a welcoming hallway with an open staircase, warming family lounge, separate dining room, family kitchen, four double bedrooms, en suite, family bathroom and a WC, also a garage and driveway offering off road parking.

A viewing is a highly recommended for any appreciation anticipated.

GROUND FLOOR

Hallway

A welcoming hallway with LVT flooring, radiator and an open staircase with carpeted stairs to the first floor.

Doors to;

Lounge

uPVC double glazed bay window to the front aspect, LVT herringbone flooring, storage cupboards, feature fireplace and French doors to;

Dining Room

LVT Herringbone flooring and uPVC patio doors to access the rear garden.

Kitchen

A modern family kitchen appointed with a range of matching grey gloss wall and base units with worktops over and an inset stainless steel sink with mixer tap. uPVC double glazed window to the rear aspect, integrated oven, microwave, fridge freezer and dishwasher, gas hob with extractor fan over, plumbing in place for a washing machine, LVT flooring and tiled splash back. uPVC door to access the rear garden.

W.C.

Comprising of a newly installed, modern suite including a low level WC and a vanity wash hand basin with water fall tap. uPVC double glazed window, LVT flooring and part tiled walls.

FIRST FLOOR

Landing

Carpeted flooring and an airing cupboard housing a combi boiler serving domestic hot water and gas central heating. (fitted approx 10 months ago)

Doors to;

Bedroom One

uPVC double glazed window to the front aspect, carpeted flooring and radiator.

Door to;

En Suite

Comprising of a low level WC, pedestal wash hand basin and shower cubicle. LVT flooring and a uPVC double glazed window.

Bathroom

Comprising of a low level WC, 'P' shaped panelled bath with shower over and a vanity wash hand basin. uPVC double glazed window, LVT flooring and part tiled walls.

Bedroom Three

uPVC double glazed window to the rear aspect, carpeted flooring and radiator.

Bedroom Two

uPVC double glazed window to the front aspect, LVT flooring and radiator.

Bedroom Four

uPVC double glazed window, LVT flooring and radiator.

EXTERNALLY

Gardens

A front garden laid to lawn with matured shrubs and a driveway to the side garage.

A rear enclosed garden laid to lawn with decking area, not forgetting the rear garden is south facing perfect for family days in the sun.

Mortgage Advice

PM Financial is the mortgage partner in the Peter Morgan Property Group. With a fully qualified team of experienced in-house mortgage advisors on hand to provide you with a free, no obligation mortgage advice. Please feel free to contact us on 03300 563 555 option 3 or email us at npt@petermorgan.net (fees will apply on completion of the mortgage)

Viewings

Strictly By Appointment Only

Utilities

Mains electricity, mains water, mains gas, mains drainage (Services not tested)

Current council tax banding E

Current heating type Gas

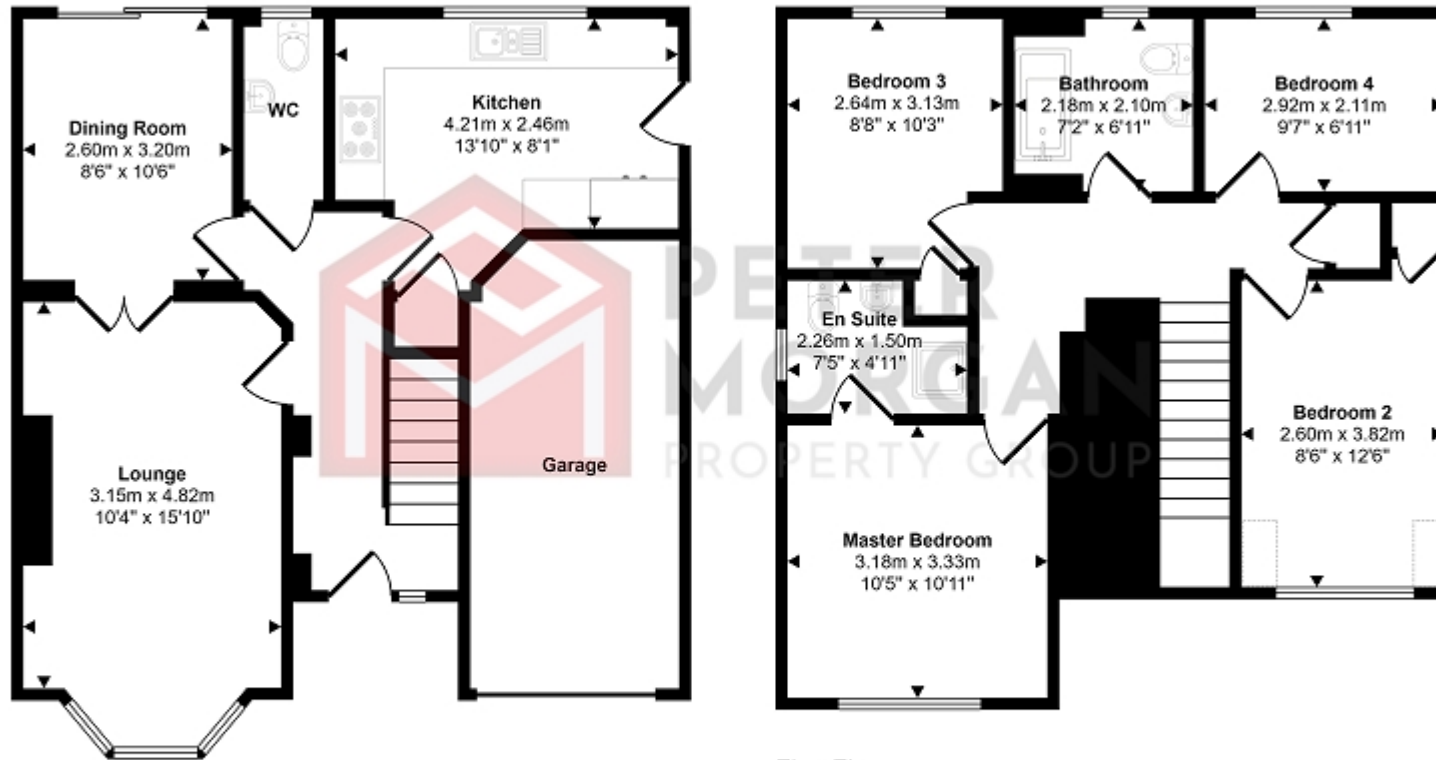
Tenure (To be confirmed) Freehold







Approx Gross Internal Area
125 sq m / 1344 sq ft




Ground Floor
Approx 64 sq m / 690 sq ft

First Floor
Approx 61 sq m / 654 sq ft

 Denotes head height below 1.5m

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		83
(69-80) C	71	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



All measurements are approximate. The deeds have not been inspected. Please note that we have not tested the services of any of the equipment or appliances in the property. Price threshold LTT rate The portion up to and including ?180,000 0% The portion over ?180,000 up to and including ?250,000 3.5% The portion over ?250,000 up to and including ?400,000 5% The portion over ?400,000 ?400,000 up to and including ?750,000 7.5% The portion over ?750,000 up to and including ?1,500,000 10% The portion over ?1,500,000 12% Proceeds of Crime Act 2002: We are obliged to report any knowledge or suspicion of money laundering to NCIS(National crime Intelligence Service) and should a report prove necessary we are precluded from conducting any further professional work without consent from NCIS. These Particulars are issued in good faith by us from information supplied by the vendor, but the accuracy is not guaranteed, nor will we accept responsibility for any error therein, nor shall the particulars from part of any contract. These particulars are also issued on the understanding that any negotiations in respect of the purchase of this property shall be carried out through us. Your home is at risk if you do not keep up repayments on a mortgage or any other loan secured on it. An insurance contract may be required. Written quotation available upon request. Mortgages secured on property.

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